

ZONING AND BUILDING AGENDA

MARCH 9, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

242534 DOCKET #7130 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and know as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. SU-21-09; Z01039). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE (under companion map amendment) for a ~~concept~~ Preliminary Planned Unit Development in the R-5 Single-Family residence District (if granted under companion A-21-03) for a ~~Conceptual~~ Preliminary Planned Unit Development with a subsequent major modification from the R-3 Single Family Residence District to the R-5 Single Family Residence District to a ~~concept~~ Preliminary Planned Unit Development of 250 single family homes in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: This major modification on the above Docket #7129 and #7130 was later amended again pursuant to an agreement between the Village of Lemont and the applicant to build not more than 250 single family lots on lot sizes not less than 12,500 square feet subject to the condition that the lots located along the west lot line from 131st Street south to the Derby Road frontage be developed with 17,000 square feet. **RECOMMENDATION: That the Preliminary Planned Unit Development as amended be granted, as it substantially conforms to the Concept Plan.**

The above docket no. #7130 applications were deferred at the meetings of December 16, 2003 January 22, 2004, February 3, 2004 and February 19, 2004.

*The next regularly scheduled meeting is presently set for Tuesday, March 23, 2004.